

INTRODUCTION

This is the Comprehensive Development Plan for the Village of Roca, Nebraska, as adopted by the Planning Commission on October 12, 1976 , and the Village Board on October 19, 1976 . It was prepared by the village under an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln. In compliance with Nebraska Statute 19-903, the plan consists of three components: land use, transportation, and community facilities.

The Comprehensive Plan is an official document which will serve as a policy guide for decisions about future physical development in the Roca community. The plan indicates, in a general way, how the village should grow and develop during the next 25 years. It covers the entire village area, plus the rural countryside lying within one mile of the village corporate limits. It considers the basic components of the community, including land-use activities, transportation, and facilities and services, which relate to local physical development.

ROCA PLANNING PROCESS

The Comprehensive Plan represents a significant commitment by the Roca community to guide future growth and development. It reflects several months of intense effort by local residents to review future development requirements and growth alternatives. Key steps in the local planning process are outlined below:

- Interlocal Cooperation Agreement. The overall program began when Roca entered into an Interlocal Cooperation Agreement with Lancaster County and the City of Lincoln through which the Lincoln City-Lancaster County Planning Department would provide comprehensive planning assistance to the village.

- Plan Initiation. The first official meeting of the comprehensive planning program was conducted on May 18, 1976. At this meeting, the overall process was discussed, individual work items explained, and a schedule established. A Project Steering Committee was formed to monitor the program, consisting of Village Board and Planning Commission members plus one representative from the surrounding rural area.
- Community Attitude Survey. Immediately following the initial meeting, the village, assisted by the Planning Department, began laying the groundwork for the plan by sponsoring a community attitude survey. The survey solicited local attitudes on such key issues as future growth, economic development, and village services and facilities. It provided valuable insights on local needs and aspirations and has been an important source in the planning program. The survey was distributed to and picked up from each adult in the village and rural area and had a 95% return.
- Goals Development. During the next two months, the Project Steering Committee took part in a series of meetings at which community goal statements were established covering community development, transportation, and community facilities. Following local review and revision, final goals were adopted by the Village Board. These began to define what kind of community Roca should be in the future, and they have provided important guidelines for planning decisions throughout the program.
- Background Analysis. Concurrently, background data was collected and mapped, including information on topography, soils, population, existing land-use, transportation, history, community facilities, etc. These materials were analyzed, and the planning implications reported to the Project Steering Committee in the informational memo and the study elements section of the Draft Plan on August 17, 1976.
- Major Work Session. Results of the background studies were reviewed and discussed during a major weekend work session held in Roca on Saturday, August 21, 1976. An open house was held to explain concepts, answer questions, and receive ideas and opinions from local residents. Key land-use, transportation, and community facilities issues were discussed and plan alternatives evaluated. The weekend resulted in a preliminary version of the Plan Map.

- Plan Adoption. Based on the conclusions of the work session, draft comprehensive plan maps and text were prepared and delivered to the Steering Committee for review and comment. The Planning Department also contacted interested regional and special purpose agencies--such as the Soil Conservation Service, the State Office of Planning and Programming, and other state and local agencies--for review. After revisions, a final draft of the plan was prepared. Following a series of public hearings and reviews, the Comprehensive Development Plan was adopted by the Planning Commission on October 12, 1976, and the Village Board on October 19, 1976.

BENEFITS OF THE PLANNING PROCESS

The comprehensive planning process should result in a number of benefits for the Roca community. For the first time, a wide range of data and materials on local conditions have been assembled and recorded. The process has encouraged local residents to think more directly about the future of their community, and actively discuss future options and alternatives. It has resulted in a plan for future growth and development which represents a strong local consensus.

The Plan promotes a balanced and orderly future development pattern which should enhance the local living environment. It establishes an overall framework for coordinating both public and private development. It provides guidelines by which the Planning Commission and Village Board can review and evaluate individual development proposals. It provides a guide for public investments, and can help insure that local public dollars for community facilities and services are spent most wisely. It clarifies long-range village policies so that individual property owners and developers can prepare and coordinate their own development plans. Perhaps most importantly, an overall process has been established by which the village can plan for its future on a continuing basis.

ORGANIZATION OF THE PLAN

The Comprehensive Plan document contains seven chapters which present planning background studies, analyses, and future planning recommendations. Chapter 1 discusses the regional context within which local planning must occur and reviews history and physical characteristics and their influences on future development. Chapter 2 reviews the socio-economic characteristics which indicate prospects

for future growth and development. Chapter 3 surveys the existing land use. Chapter 4 reviews the community facilities, their existing capability and future needs. Chapter 5 reviews the transportation facilities and their future needs. Chapter 6 presents the Future Land Use Plan. Chapter 7 briefly discusses the next steps required to implement the Plan.